



November 9, 2012

The Honorable David R. Bradley, Board Chair
Board of Curators

Members of the Board of Curators

The Honorable Donald L. Cupps
The Honorable Don M. Downing
The Honorable Warren K. Erdman
The Honorable Wayne Goode
The Honorable Pamela Q. Henrickson
The Honorable David L. Steward

RE: *Physical Facilities Quarterly Report and Board Approved Project Status Report*

Dear Curators:

Enclosed is the *Physical Facilities Quarterly Report* for the period July 1 through September 30, 2012. This report includes construction contracts awarded in excess of \$500,000.

A *Board Approved Project Status Report* is also enclosed. This bi-annual list includes the status of all active Design & Construction Projects approved by the Board of Curators, with a project cost above \$5,000,000 or debt financed.

Please contact me if you have any questions.

Cordially,

Natalie "Nikki" Krawitz
Vice President for Finance & Administration

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c: President Timothy M. Wolfe
General Officers
David J. Sheahen, Assistant Vice President, Management Services

Board Approved Project Status Report (Project Cost > \$5,000,000 or Debt Financed)

CAMPUS	PROJECT	LAST BOARD APPROVAL	PROJECT BUDGET	PROJECT COMPLETION	STATUS
OPEN – FIN – INFO 8-12	Wolpers and Johnston Halls Renovation	Project Scope/Cost Increase	\$ 42,428,075	May 2015	Design
	Gwynn Hall Renovation	Project Approval	11,022,063	September 2013	Construction
	Animal Resources Center	Project Approval	7,388,156	January 2013	Construction
	Power Plant Combined Heat and Power Upgrade	Approval of Debt	75,816,960	January 2013	Construction
	Patient Care Tower	Approval of Debt	203,000,000	January 2013	Construction
	Mark Twain Hall Renovation	Approval of Debt	21,731,000	May 2013	Construction
	East Campus Chiller Plant	Approval of Debt	16,085,993	May 2013	Construction
	Green Meadows Clinic Replacement (UMHC – South Providence Medical Building)	Approval of Debt/Project Approval	32,500,000	Winter 2014	Design
MU	University Hospital and Clinics 6th & 7th Floor Renovation	Schematic Design	15,610,000	May 2012	Completed
MU	Memorial Stadium West Press Box Renovation	Project Approval	9,750,000	August 2013	Design
MU	Memorial Stadium East Side Addition	Project Approval	46,050,000	August 2014	Design
MU	Memorial Stadium Expand North Concourse	Project Approval	1,200,000	August 2013	Design
MU	Memorial Stadium Structural Repairs	Project Approval	3,000,000	August 2013	Design
MU	Taylor Stadium Expand Baseball Stadium	Project Approval	4,000,000	January 2014	Design
MU	University Field Improvements	Project Approval	4,500,000	October 2014	Design

Board Approved Project Status Report (Project Cost > \$5,000,000 or Debt Financed)

CAMPUS	PROJECT	LAST BOARD APPROVAL	PROJECT BUDGET	PROJECT COMPLETION	STATUS
MU	Old Hawthorne-Golf Team Clubhouse	Project Approval	\$ 1,500,000	August 2013	Design
MU	Green Tennis Facility Addition	Project Approval	2,500,000	March 2014	Design
MU	Virginia Avenue South Housing	Project Approval	28,400,000	May 2015	Design
UMKC	University Center Renovation – Student Success Center	Approval of Debt and Naming	7,000,000	August 2012	Completed
UMKC	Oak Street Parking Structure Replacement	Approval of Debt	25,269,886	August 2012	Completed
UMKC	Miller Nichols Library Classroom Building Addition	Approval of Debt and Naming	18,000,000	August 2013	Construction
UMKC	Bloch School of Management Addition	Approval of Debt, Naming and Gift Agreement	30,600,000	August 2013	Construction
S&T	Geothermal Energy System Project	Approval of AE	32,997,430	December 2015	Design/ Construction
S&T	Chemical and Biological Engineering Building	Approval of AE and Naming	22,342,848	May 2014	Design
S&T	Straumanis Hall Renovation	Approval of Debt	6,374,485	February 2012	Completed
UMSL	Grand Center	Approval of Lease	10,200,000	June 2012	Completed
UMSL	Recreation and Wellness Center	Approval of AE	36,000,000	June 2015	Design

University of Missouri
Physical Facilities Quarterly Report
July 1, 2012 – September 30, 2012

Construction Contracts Awarded in Excess of \$500,000

1. Project: Computer Science, Engineering Research Laboratory and Engineering Management Energy Improvements, S&T

Construction contract awarded on July 3, 2012 to Harold G. Butzer, Inc., Jefferson City, Missouri. This project performs energy conservation, and maintenance and repairs work to the heating, ventilation, and air conditioning (HVAC) systems in the Computer Science, Engineering Research Lab and Engineering Management Buildings. The campus was awarded a loan through the State of Missouri Department of Natural Resources energy loan program for these projects. The loan funding has a 2% interest rate and will be paid back over 7.5 years using energy cost savings.

Construction is scheduled for completion in July 2013.

Contract Cost: \$ 1,450,917

Funding Source:

State of Missouri's Energize Missouri Schools & Local Governments Loan	\$ 1,490,300
Campus Funds	<u>1,103,466</u>
TOTAL	\$ 2,593,766

Prior Board Actions:

Approval of State of Missouri's Energize Missouri Schools and Local Governments Loan Program	February 2012
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M/WBE Participation:

MBE Participation 5.00%

CONTRACTOR		BID
Harold G. Butzer, Inc.	Jefferson City, MO	\$ 1,450,917
J. Louis Crum Corporation	Columbia, MO	1,534,000
Questec Mechanical	Jefferson City, MO	1,571,000
Environmental Engineering	Jefferson City, MO	1,667,700
IHP Industrial, Inc.	St. Joseph, MO	1,683,000

2. Project: 1st & 2nd Floor Lobby Concourse & Garage Entries, UMHC

Construction Contract awarded on July 19, 2012 to The Konrath Group, Ltd, Kansas City, Missouri. This renovation will reconfigure the Lobby and Patient Garage Entry to provide an integrated Main Hospital Entrance and Lobby serving University Hospital, Patient Care Tower and Ellis Fischel Cancer Center.

The project will complete in March 2013.

Contract Cost: \$ 1,865,600

Funding Source:
Hospital Capital Reserves \$ 2,932,622

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 11.26%

CONTRACTOR		BID
The Konrath Group, Ltd	Kansas City, MO	\$ 1,865,600
River City Construction	Ashland, MO	1,891,800
Sircal Contracting, Inc.	Jefferson City, MO	1,939,300
GBH Builders	Jefferson City, MO	1,946,800
Verslues Construction Co., Inc.	Jefferson City, MO	2,220,270
United HRB	Jefferson City, MO	2,637,500

3. Project: Greenley Memorial Research Center – New Crop Building – Shell Construction Contract, MU

Construction contract awarded on July 26, 2012 to Verslues Construction Co., Inc., Jefferson City, Missouri. The project will build a 8,425 gsf pre-engineered metal building. The building will eventually house the Greenley Memorial Research Center's new agricultural storage and work facility.

Construction is scheduled for completion January 2013.

Contract Cost: \$ 606,000

Funding Source:
Campus Funds * \$ 750,042

* Annual Federal Ag Infrastructure Funds [related to the Hatch Act] matched 1:1 with State Operating Appropriations.

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 100.00%

CONTRACTOR		BID
Verslues Construction Co., Inc.	Jefferson City, MO	\$ 606,000
GloveCon, Inc.	Fulton, MO	614,943
Schwada Builders, Inc.	Shelbina, MO	633,450
Crawford Construction	Columbia, MO	636,700
Hof Construction	St. Louis, MO	651,000
Grooms & Company	Ottumwa, IA	712,000
Chavez Construction	Wichita Falls, TX	754,223
Vizier Construction, LLC	Lake Ozark, MO	769,102

4. Project: Clydesdale Hall – Replace/Repaint Animal Handling Steel Construction Contract, MU

Construction contract awarded on July 30, 2012 to Verslues Construction Co., Inc., Jefferson City, Missouri. The project will replace steel panel, posts, gates, etc. in the large animal handling areas that were installed with the original building in 1994. The steel items are rusted and will be replaced before the Large Animal Hospital's accreditation inspection in 2013.

Construction is scheduled for completion January 2013.

Contract Cost: \$ 690,000

Funding Source:
Campus Funds \$ 869,914

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 100.00%

CONTRACTOR		BID
Verslues Construction Co., Inc.	Jefferson City, MO	\$ 690,000
JC Industries	Jefferson City, MO	734,600

5. Project: Mount Vernon/Hearnes Building – Life Safety Improvements, MU

Construction contract awarded on August 13, 2012 to Larry Snyder & Co., Ozark, Missouri. This project will correct several fire code deficiencies identified in life safety study done by Ross & Baruzzini, Inc., in June of 2010. The improvements include fire and smoke barriers that will improve occupant safety.

Construction is scheduled for completion September 2013.

Contract Cost: \$ 737,000

Funding Source:
UMHC Funds \$ 1,004,985

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 00.83%

CONTRACTOR		BID
Larry Snyder & Co.	Ozark, MO	\$ 737,000
Mechanical Services	Springfield, MO	745,000
Nabholz Construction	Springfield, MO	1,059,000

6. Project: MU Psychiatric Center – 3rd Floor Renovation, MU

Construction contract awarded on August 24, 2012, to Sircal Contracting, Inc., Jefferson City, MO. The renovation will reconfigure the 3rd floor to comply with The Joint Commission (formerly the Joint Commission on Accreditation of Healthcare Organizations) requirements for separation between adolescent and pediatric patients, and will replace the existing mechanical, electrical, and plumbing systems. The Missouri Psychiatric Center was built in 1964 and the university recently assumed control of the facility located within the MU Healthcare Campus.

Construction is scheduled for completion in March 2013.

Contract Cost: \$ 1,561,100

Funding Source:
UMHC Funds \$ 1,500,000
State Appropriations (FY2010) 1,000,000
TOTAL \$ 2,500,000

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 11.89%

CONTRACTOR		BID
Sircal Contracting, Inc.	Jefferson City, MO	\$ 1,561,100
Curtis Manes Schulte, Inc.	Eldon, MO	1,610,510
River City Construction	Ashland, MO	1,612,500
Crawford Construction	Columbia, MO	1,640,450
United HRB General Contractors, Inc.	Jefferson City, MO	1,698,280
GBH Builders, Inc.	Jefferson City, MO	1,711,100
The Konrath Group, Ltd	Kansas City, MO	1,730,000
Chavez Contractors	Wichita Falls, TX	1,745,539
Verslues Construction Co., Inc.	Jefferson City, MO	1,823,120
Keith Contracting, LLC	Columbia, MO	1,832,432

7. Project: FSRC New Headquarters Office Building, MU

Construction contract awarded on September 10, 2012, to Schwada Builders, Inc., Shelbina, Missouri. This project will replace the existing office facility at the Forage Systems Research Center in Linneus, Missouri. The building will provide 4,000 square feet of new space for administration offices, laboratories, a kitchen/break room, a locker room, restrooms, a small conference room, and a three office suite for the use by the extension office. An additional 3,000 square feet of space will remain unfinished for a future meeting room.

Construction is scheduled for completion in July 2013.

Contract Cost: \$ 890,278

Funding Source:
Campus Funds * \$ 1,100,000

* Annual Federal Ag Infrastructure Funds [related to the Hatch Act] matched 1:1 with State Operating Appropriations.

Prior Board Actions: None Required

M/WBE Participation:
WBE Participation 5.62%

CONTRACTOR		BID
Schwada Builders, Inc.	Shelbina, MO	\$ 890,278
Crawford Construction	Columbia, MO	968,500
Glovecon	Fulton, MO	973,603
PSR Construction	Kirksville, MO	1,040,000
Verslues Construction Co., Inc.	Jefferson City, MO	1,053,700
Chavez Contracting	Wichita Falls, TX	1,056,571
Irvinbilt Construction	Chillicothe, MO	1,073,000

8. Project: Miller Nichols Learning Center, UMKC

Final report on the guaranteed maximum price (GMP) for the Construction Manager at Risk contract awarded on August 18, 2011, to The Weitz Company, LLC, Lenexa, Kansas. The Miller Nichols Learning Center will include 950 new classroom seats in combinations of: two 105-seat, two 200-seat, and one 340-seat, tiered, lecture halls. The facility will include approximately 50,100 gross square feet of new construction, and 4,100 net square feet of renovations at connections to the existing library. All work must be accomplished with minimal disruption to the Miller Nichols Library, which will remain in continual operation throughout construction. The design consultant is PGAV Architects, Westwood, Kansas.

The Weitz Company, LLC, was selected by a publicly advertised 2 step process. First, all interested contractors were provided a Request for Qualifications as Construction Manager at Risk. Seventeen firms responded and the top five firms were invited to submit a proposal for project specific construction manager at risk services including their fee and general conditions costs. The Request for Proposals and the Construction Manager at Risk contract sets the maximum construction cost. The final evaluation results are in the table below and are based upon an assumed construction value of \$12,500,000. The selected contractor then worked with the owner and the A/E to develop the GMP. All construction work is bid to subcontractors and the process is transparent to the University. The contractor absorbs any cost overruns and any cost savings are returned to the University.

Construction is scheduled for completion in August 2013.

Guaranteed Maximum Construction Price:	\$ 13,066,864
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Funding Source:	
Revenue Bonds	\$ 18,000,000

Prior Board Actions:	
Architect/Engineer Selection	July 2007
Schematic Design Approval	January 2008
Debt Financing Approval	November 2010
New Building Project Design Information Item	October 2011
Naming	April 2012

M/WBE Participation:	
MBE Participation	14.00%
WBE Participation	13.19%
TOTAL	27.19%

<u>CONTRACTOR</u>	Pre-construction Fee	Construction Manager Fee (%)	General Conditions Costs	Total Fees & Costs	Total Points
The Weitz Company, LLC Lenexa, KS	\$ 52,500	1.70%	\$721,088	\$986,088	2,280
JE Dunn Construction Kansas City, MO	49,000	2.75%	872,447	1,265,197	2,115
McCarthy Building Companies, Inc. St. Louis, MO	34,944	3.25%	1,176,540	1,617,734	2,041
McCown Gordon Construction, LLC Kansas City, MO	49,708	3.45%	1,206,654	1,687,612	1,999
Clayco, Inc. St. Louis, MO	50,000	3.40%	1,469,000	1,944,000	1,605

9. Project: Henry W. Bloch Executive Hall for Entrepreneurship and Innovation Design-Build Contract, UMKC

Design/Build contract awarded on April 2012, to JE Dunn Construction, Kansas City, Missouri. The project plans to build a 68,428 Gross Square Foot (GSF) building that is intended to strategically accommodate planned growth in the Henry W. Bloch School of Management from the current 1,050 undergraduate/500 graduate student population to a planned 2,000 undergraduate/1,000 graduate student population in 2015. In addition to providing a large Lecture Theatre to accommodate both undergraduate and graduate programs, the building will house high impact business programs, including the Institute for Entrepreneurship and Innovation, the Executive MBA, and other executive education opportunities.

Construction is scheduled for completion in August 2013.

Contract Cost:	\$ 21,785,679
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Funding Source:	
Gift	\$ 27,000,000
Parking Reserves	<u>300,000</u>
TOTAL	\$ 27,300,000

Prior Board Actions:	
Gift, Agreement, Debt Financing & Naming	April 2011
Gift Agreement Approval	August 2011
Project Design	April 2012
Gift Agreement & Naming (Revised)	June 2012

M/WBE Participation:	
MBE Participation	10.06%

As part of the donor agreement, JE Dunn Construction was named as the general contractor for the project. In consideration of project schedule constraints and the prior success of Design-Build projects with both BNIM Architects, Inc. and JE Dunn, the section of the two firms as Design/Build partners was established as the best course of action to achieve a successful project.